



MINUTES

PLANNING COMMISSION OF THE CITY OF MORENO VALLEY

January 9, 2025

6:00 pm

PLANNING COMMISSION

A. CALL TO ORDER

This regular meeting of the Planning Commission of the City of Moreno Valley was called to order at 6:02 p.m., by Chairperson DeJohnette

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Taylor.

Following the Pledge of Allegiance, the Deputy City Clerk arrived to swear in Nicole Taylor to her official position as Commissioner.

C. ROLL CALL

D. APPROVAL OF THE AGENDA

Moved by: Ray Baker

Seconded by: JoAnn Stephan

Approve the Agenda

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

E. PUBLIC COMMENT PROCEDURES

F. PUBLIC COMMENTS ON MATTERS NOT ON THE AGENDA

Speakers

Ron Dudeck

Justin Jackson

G. CONSENT CALENDAR

Moved by: Ray Baker

Seconded by: David Zeitz

Approve the Consent Calendar

Ayes (7): Ray Baker, Omar Cobian, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

RESULT: Approved (7 to 0)

G.1 Planning Commission Minutes – Regular Meeting - December 12, 2024

H. NON-PUBLIC HEARINGS

I. PUBLIC HEARINGS

I.1 MOSS TOYOTA EXPANSION PROJECT – PLOT PLAN PEN23-0067

Speakers

Chris Post

Wirt Shellman

Julio Flores

Justin Jackson

Roy Blecker

Moved by: JoAnn Stephan

Seconded by: Ray Baker

That the Planning Commission:

1. ADOPT Resolution No. 2025-01

a) DETERMINING that Plot Plan PEN23-0067 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development Projects), in accordance with CEQA Guidelines Section 15332; and

b) APPROVING Plot Plan PEN23-0067, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-01 and as shown on the approved plan.

Ayes (6): Ray Baker, Alvin DeJohnette, JoAnn Stephan, Daryl C. Terrell, David Zeitz, and Nicole Taylor

Abstain (1): Omar Cobian

RESULT: Approved (6 to 0)

J. OTHER COMMISSION BUSINESS

K. STAFF COMMENTS

L. PLANNING COMMISSIONER COMMENTS

Commissioner Terrell made a request that staff bring information related to training programs available to the public and the local hiring.

Director Frausto-Lupo responded to the Commissioner and stated staff would be happy to invite the Economic Development Department to present at a future meeting.

M. ADJOURNMENT

There being no further business to come before the Planning Commission, Chairperson adjourned the meeting at 7:12 PM.

Submitted by:

Stacy Dunning
Planning Commission Secretary

Approved by:

Alvin DeJohnette
Chairperson